

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: January 03, 2017

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 31, 1996 and recorded in Document INSTRUMENT NO. 96-0045851 real property records of COLLIN County, Texas, with BILLY G. LEONARD JR AND TONI L. BAGGETT, grantor(s) and WORLD SAVING AND LOAN ASSOCIATION, A FEDERAL SAVING AND LOAN ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BILLY G. LEONARD JR AND TONI L. BAGGETT, securing the payment of the indebtednesses in the original principal amount of \$280,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



PETE NANTIRUX FOR

MICHAEL HARRISON OR BECKY HOWELL  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Pete Nantirux

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that \_\_\_\_\_ I filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.

Declarants Name: Pete Nantirux

Date: \_\_\_\_\_

DEC 12 2016

FILED  
2016 DEC 12 AM 11:58  
CLERK OF COUNTY CLERK  
COLLIN COUNTY TEXAS  
BY: [Signature] DEPUTY



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**EXHIBIT "A"**

SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING LOT 3 IN BLOCK F OF THE VILLAGE OF ELDORADO,  
ACCORDING TO THE FILED PLAT RECORDED IN VOLUME C, PAGE 286 OF THE COLLIN COUNTY MAP AND PLAT RECORDS



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